APPLICATION FOR DEVELOPMENT STATNDARDS VARIANCES LEBANON BOARD OF ZONING APPEALS

CITY OF LEBANON Planning & Zoning Department

Improvement Location Docket # 22 - 64

This application and all accompanying information must be completed and filed in the Notice: City of Lebanon Planning & Zoning Office not less than 15 days prior to the regular meeting of the City Board of Zoning Appeals.

Applicant / Owner: Lebanon Schools Building Trades Corporation, an affiliate of the Lebanon Community Schools, attn. Zach Dennis, Chief Financial Officer, 1810 North Grant St., Lebanon, Indiana 46052 Tele. (765) 482-0380 ext. 31811

Applicant's Agent: Kent M. Frandsen, Attorney, PARR RICHEY, 225 West Main St., P.O. Box 668, Lebanon, Indiana 46052 Tele. (765) 482-0110

- 1. Address and legal description of Property:
 - 615 Peper Drive, Lebanon; Lot 7 in Walnut Glen Secondary Plat as recorded in Plat Book 12 at page 26; the deed, property record card and GIS information is attached
- Nature of variances applied for: 2.
 - a 5' reduction in the 30' front yard setback required by the recorded plat will (a) allow for a covered, 5' deep front porch on the new single-family residence; and
 - a 29 sf reduction (to 1,171 sf) from the 1,200 sf minimum for a home in the SF3 (b) zoning district.
- A plot plan drawn to scale showing the dimensions of the lot and the size and location of 3. all existing and proposed buildings must be submitted. (See attached)
- Zoning Classification of Property: SF3 (Single-Family Residential) 4.

I certify that the information contained in the application and its supplements is true and correct.

Date: 9/10/22

Signature:

Kent M. Frandsen, Attorney for Lebanon Schools

State of Indiana, County of Boone, ss:

Subscribed and sworn to before me this 10th day of September, 2022.

SANDRA L MARTIN Notary Public - Seal Boone County - State of Indiana Commission Number 686168 Commission Expires Jun 1, 2024 Notary Public

Development Standards Variance Application Proposed Findings of Fact

Pursuant to state statue and the Lebanon Unified Development Ordinance, the Board of Zoning Appeals must find that each of the following conditions is satisfied in order to grant a variance from the development standards in the Ordinance. It is your burden to demonstrate that each of these factors is satisfied. In the space provided, please indicate how you believe the facts or circumstances in your case satisfy each factor. Attach additional sheets if needed.

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

The lot on which this single-family residence is to be constructed is small (0.11acs) and narrow. But it is located in a residential area having other small, single-family and multi-family residences on small lots. The reductions sought in the platted 30' front setback and minimum square footage are minimal, and they do not impact the suitability of the lot for this home and don't adversely impact the neighborhood. The SF3 zoning district only requires a 25" front setback.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

The proposed new home at this location will be an upgrade to the neighborhood and should enhance the value of adjacent and nearby properties.

3. The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property.

The lot is small and narrow, yet both it and the neighborhood are well suited for a home of this type and size. Strict application of the platted front setback and 1,200 minimum square footage zoning requirement would result in possible elimination of the front porch and perhaps other adjustments to the design of the home necessitating other variances for the property. The home will have more character and be more attractive with a front porch.

2022009275 DEED 9:16:43 AM 8/15/2022 Deborah S. Ottinger **Boone County Recorder IN** Recorded as Presented

\$25.00

3 PGS

TAX ID NUMBER(S) 015-31280-07 06-11-31-000-030.004-002

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Toby Craft

CONVEY(S) AND WARRANT(S) TO

Lebanon Schools Building Trades Corporation, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Boone County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE

AUG 15, 2022 Addie. W. Morta Creem Auditor of Boone County, Indiana

MTC File No.: 22-23984 (UD)

Page 1 of 3

State of Ladiana County of Bo	press;
Toby Craft who acknowledged the execution of the representations therein contained are true.	nd for said County and State, personally appeared the within named the foregoing Deed and who, having been duly sworn, stated that the
WITNESS, my hand and Seal this day of _	August 1002
My Commission Expires:	Signature of Notary Public
Commission No.	Printed Name of Notary
Notary Public County and State of Residence	NOTARY CO PUBLIC SEAL SEAL
This instrument was prepared by: Andrew R. Drake, Attorney-at-Law 11711 N. Pennsylvania St., Suite 110, Carmel, IN	I wisdo you could be a
Property Address: 615 Peper Drive Lebanon, IN 46052	Grantee's Address and Mail Tax Statements To: 1810 N GCGA+ St. LeSon, IN 46052
I affirm, under the penalties for perjury, that I have document, unless required by law. Andrew R. D.	e taken reasonable care to redact each social security number in this trake

MTC File No.: 22-23984 (UD)

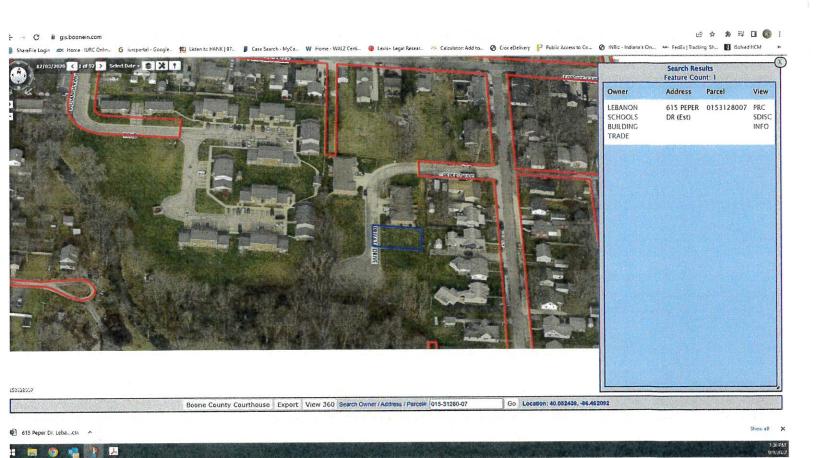
Page 2 of 3

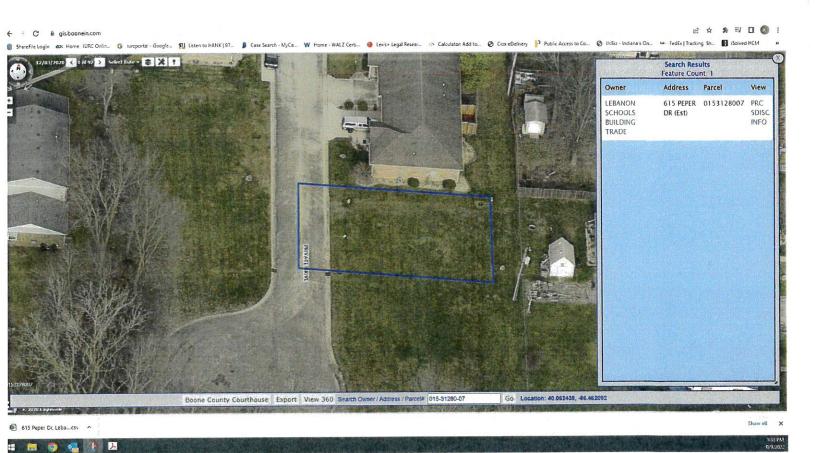
EXHIBIT A

Lot 7 in Walnut Glen Secondary Plat as recorded in Plat Book 12 page 26 in the office of the Boone County Recorder.

MTC File No.: 22-23984 (UD)

Page 3 of 3





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